

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/3 SUNLINE AVENUE NOBLE PARK NORTH VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Noble Park North

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/51 BOWMORE ROAD NOBLE PARK VIC 3174	\$665,000	13-Sep-22
5/42 LIEGE AVENUE NOBLE PARK VIC 3174	\$635,000	25-Jun-22
10 HARRISON DRIVE NOBLE PARK VIC 3174	\$670,000	06-Sep-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 September 2022



2/51 BOWMORE ROAD NOBLE PARK VIC 3174

 3  2  3

Sold Price

^{RS} **\$665,000**

Sold Date

13-Sep-22

Distance

1.51km



5/42 LIEGE AVENUE NOBLE PARK VIC 3174

 3  2  2

Sold Price

\$635,000

Sold Date

25-Jun-22

Distance

0.82km



10 HARRISON DRIVE NOBLE PARK VIC 3174

 3  2  2

Sold Price

^{RS} **\$670,000**

Sold Date

06-Sep-22

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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